DERELICT BUILDING GRANT PROGRAM

APPLICATION COVER PAGE

Applicant Name: City of Onawa Iowa

Applicant:

☒ City Government — Population 2998

☐ County Government — Population

Designated Contact:

Name: Larry D. Burks, MPA, CED Title: City Administrator

Address: 914 Diamond Street

City, State, Zip: Onawa, Iowa 51040

Day Phone: 712-433-1181 Cell Phone: 712-420-0940

Email: onawaca@longlines.com

What type(s) of assistance is the Applicant applying for? Check all that apply. See application guidelines for funding restrictions/limitations. Applicant will need to provide a minimum of 3 bids for each type of assistance being applied for.

- ☐ Certified asbestos inspection
- ☒ Structural engineering assessment
- ☒ Other hazardous materials removal - *Please identify*: Asbestos Removal
- ☐ Phase I Environmental Site Assessment
- ☐ Phase II Environmental Site Assessment
- ☐ Renovation of the structure
- ☒ Deconstruction

Amount of Funding Requested: $ 27450

Amount of Applicant Cash Match Committed: $ 14950

Total Project Cost: $ 42400

Signature: _____ Printed Name: Larry D. Burks, MPA, CED

Title: City Administrator Date: 10.31.2011

Applicants may elect to submit proposals electronically or hard copy. A signed original proposal including color photos and other applicable attachments should be submitted to the attention of:

Scott Flagg, Department of Natural Resources, 502 E. 9th Street, Des Moines, Iowa 50319-0034
Email: scott.flagg@dnr.iowa.gov

DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION

Derelict Building Address: 1030 9th Street

Derelict Building Number of Stories and Total Square Footage 1 story 6500 sq. feet

Year of building construction: 1940

Is the building listed on the National Register of Historic Places? ☐ Yes ☒ No

NOTE: Applicant must include in your proposal packet one set of street level color photos of all building sides.

Name of current owner, if known? Onawa Community Foundation

Has the Applicant initiated any legal action to gain access to or ownership of the derelict building? (NOTE: Prior to taking ownership the Applicant is **strongly** encouraged to ensure that an inspection for asbestos and other hazardous materials has been conducted.) ☒ Yes ☐ No

Is the Applicant working with any other program(s) to secure funding or assistance related to this project? If so, please describe including anticipated date of funding decision.

The City of Onawa may contribute to the project and funding is currently available through TIF. The amount of contribution, if any, will be made after the grant awards are announced.

Has the Applicant received any bids related to this project? If so, please describe.

The Foundation has received two bids related to this project. First, ESA, Inc. submitted a bid for asbestos removal. We did receive a second quote but the contractor did not have their certifications. Second, MCL Construction submitted a bid of $25,000 for deconstruction according to LEED-NC standards. All quotes are attached.

What is the current status of the building? *Check all that apply.*

- ☒ Vacant[1]
- ☒ Abandoned[2]
- ☒ Uninhabitable
- ☒ Damaged roof
- ☒ Nuisance
- ☐ Unsafe to enter due to structural integrity
- ☒ In disrepair or deteriorated
- ☐ Other (please explain) _____

If abandoned, how long has it been in this status? 7 years

Has the derelict building been inspected for asbestos or other hazardous materials? ☒ Yes ☐ No

If yes, attach results.

If asbestos and/or other hazardous materials were identified have these been properly abated?

☐ Yes ☒ No

[1] Vacant: building has been unoccupied for 6 months or less

[2] Abandoned: building has been unoccupied for more than 6 months

***Applicants are encouraged to refer to the review criteria when responding to the questions below in order to achieve maximum results from the reviewers.**

DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION continued

For Renovation Projects only: Describe your asbestos management plan, if applicable. Describe the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Describe the materials comprised of recycled content that you plan to incorporated into the project. If the applicant will be partnering with a local non-profit organization, please Identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

For Deconstruction Projects only: Describe your asbestos management plan, if applicable. Describe the depth of deconstruction that will take place including the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Include primary building materials of the structure. If the applicant will be partnering with a local non-profit organization, please Identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

Due to a lack of qualified contractors available due to storm damage and flood repairs, only one bid was received for the deconstruction and asbestos abatement. Other local contractors were too busy to provide deconstruction estimates or did not care to estimate a deconstruction project. We are extremely greatful for MCL Construction and ESA, Inc. for their efforts on behalf of this project.

The City of Onawa is partnering with the Onawa Community Foundation to deconstruct the old Onawa Affiliated Foods Store. The Foundation and the City of Onawa has worked with IDNR Brownfields Director, Mel Pins. After the Phase I and asbestos inspection was completed, an estimate from ESA, Inc. for removal of ACMs was received totaling $17,391. Since the Foundation has a small, limited budget, the City is supporting them as much as possible. First, project management, grant application and grant administration is all done in-kind by the Onawa City Administrator. Some funding is available from the City, however the amount has not been determined due to the fact budgets are very tight and the Council would like to see if the project receives any grant funds.

The Meyers Carlisle Leapley Constrcution (MCL) proposal for deconstruction provided a detailed example of a LEED New Construction form number 2.2 from a LEED platinum project done in Omaha, Nebraska (See attached letter). The division of the recyclable materials will be in the following market catigories: Plastics, Paper/Cardboard, Concrete/Brick/Masonry, Drywall, Carpet, Metals, Wood. Since the structure is primarily cinder block and concrete it is estimated that 51-71% of the materials can be diverted from the landfill. All recyclables will be recycled. Concrete and other materials of this type will be used on other construction projects as fill if permitted.

The plan is as follows:
In order to assist in the recycling process, containers (dumpsters, concrete washout trailers, and barrels) will be established and clearly identified with labels. At each project meeting project personnel will be reminded to use the correct container, to divert all recyclable waste from the general trash container. Prior to hauling any container off site, an employee will spot check each container to verify it is properly separated.

The project team will insist on having only one waste hauler. It is the opinion of MCL that by having only one hauler, they will reduce the error factor in having containers potentially delivered to the wrong location. Each container will be weighed at the recycle yard or landfill depending on the composition of the container. Weight tickets will be returned to the CM/GC and logged accordingly. Materials that can not be recycled will be weighed and taken to the Monona County Landfill.

This building has a failing roof and there are areas in the block walls where light can be seen due to separations in the masonry. Due to the overall delapidate condition of the 70 year old building, it is the opinion of the Foundation and the City Administrator that rehabilitation would not be cost effective. Since deconstruction is the best option, a structural analysis is not being considered unless required.

For Renovation and Deconstruction Projects: Describe the future plans for the property once the building has been renovated or deconstructed? Preference is given to applicants who can document that the redevelopment plan includes a job creation or revenue generating component. (Limit to 500 words)

The Foundation plans to market the property for new downtown commercial/retail construction. This will be a small shovel ready site. A new construction project will increase the total overall taxable valuation in the Central Business District as well as provide construction jobs for the short to mid-term. If the right business(es) is/are attracted to the site, jobs will be sustained/created in areas of IT, maintenance and cleaning contracts which typically benefit local residences and business. Not to metion the likelyhood of a new business employing local individuals for management and general operations. With the attraction of a new business, additional opportunities my arise due to the multiplier affect.

DERELICT BUILDING GRANT PROGRAM
BUDGET DETAIL

Item & Quantity	DNR Request	Cash Match	Total Cost
Asbestos Abatement	$11200	$6200	$17400
Deconstruction	$16250	$8750	$25000
	$	$	$
	$	$	$
	$	$	$
	$	$	$
	$	$	$
	$	$	$
	$	$	$
	$	$	$
	$	$	$
TOTALS	**$27450**	**$14950**	**$42400**

Provide a detailed budget narrative related to this project and specify how funds from the Derelict Building Grant Program will be used:
Asbestos Abatement
ESA, Inc. sbbmitted the following proposal (see attached):
Remove 5439 SF of floor tile $13597.00
Remove 542 SF of roof tar flashing $3794.00
Total price: $17391.00

Strucutural Analysis

Deconstrucion
MCL's proposal for the Demolition of the Onawa Food Center is Twenty Five Thousand Dollars and 00 Cents ($25,000.00). This proposal includes the complete removal of the building including footings and foundations. We will use our Diverted Waste Program to remove as much salvageable material from the landfill as possible. After removal the foundations will be filled in with earth and the lot will be fine graded to allow proper drainage. The lot will then be stabilized with seed. This proposal does not include any asbestos abatement, natural gas disconnects and power disconnects. Demolition will not begin until all asbestos is removed from site and utilities are disconnected.

MCL uses the LEED-NC Construction Waste Management proceedures for their Diverted Waste Program (see attached example).

Identify the source(s) of all cash match. Continue on separate sheet as necessary.

DERELICT BUILDING GRANT PROGRAM
MILESTONE DETAIL

Provide a project timeline that describes the major milestones of the project. Continue on separate sheet as necessary.

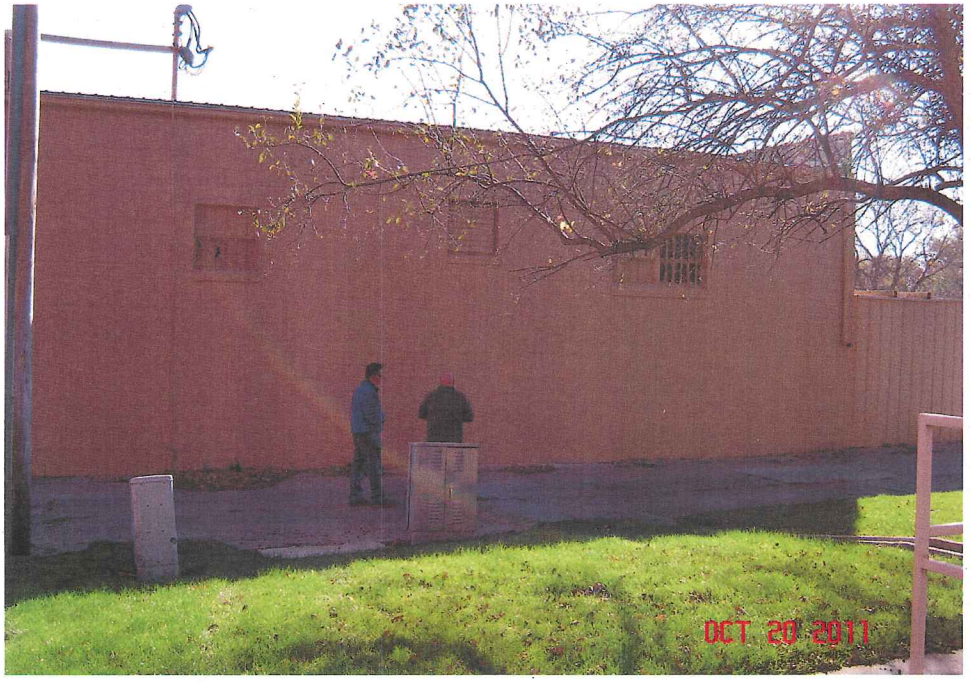
PROJECT TASK / ACTIVITY	TASK/ACTIVITY START DATE	TASK/ACTIVITY END DATE	GROUP / PERSON RESPONSIBLE
Asbestos Abatement	02.15.2012	03.01.2012	ESA, Inc
Deconstruction	03.01.2012	04.01.2012	MCL Construction
Project Management/Grant Administration	02.01.2012	05.01.2012	Larry D. Burks, MPA, CED


Onawa Food Center
OCT 20 2011


OCT 20 2011


Onawa
Food Center
OCT 20 2011


OCT 20 2011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OCT 20 2011

LEED-NC
LEED FOR NEW CONSTRUCTION

LEED-NC 2.2 Submittal Template
MR Credit 2.1/2.2: Construction Waste Management: Divert 50% / 75% From Disposal

construction

(Responsible Individual) (Company Name)

I, Jay Potter, from MCL Construction

verify that the information provided below is accurate, to the best of my knowledge.

CREDIT COMPLIANCE

Select units for diverted & landfill waste calculation ◉ Tons ○ Cu. Yds.

Diverted Construction Waste Calculation

Diverted / Recycled Materials Description	Diversion / Recycling Hauler or Location	Quantity of Diverted / Recycled Waste	
Plastics - Total	Double D Recyclers	3.73	CLEAR
Paper/Cardboard - Total	Deffenbaugh Industries	1.85	CLEAR
Concrete, Brick, Masonry - Total	Double D Recyclers	313.96	CLEAR
Drywall - Total	Double D Recyclers	0.00	CLEAR
Carpet - Total	Double D Recyclers	0.00	CLEAR
Metals - Total	Double D Recyclers	10.87	CLEAR
Wood - Total	Double D Recylcers	39.00	CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR

LEED-NC
LEED FOR NEW CONSTRUCTION

LEED-NC 2.2 Submittal Template
MR Credit 2.1/2.2: Construction Waste Management: Divert 50% / 75% From Disposal

construction

Diverted Construction Waste Calculation

Diverted / Recycled Materials Description	Diversion / Recycling Hauler or Location	Quantity of Diverted / Recycled Waste	
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR

Landfill Construction Waste Calculation

Landfill Materials Description	Landfill Hauler or Location	Quantity of Landfilled Waste	
General Trash - Total	Double D Recyclers	107.07	CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR

LEED-NC
LEED FOR NEW CONSTRUCTION

LEED-NC 2.2 Submittal Template
MR Credit 2.1/2.2: Construction Waste Management: Divert 50% / 75% From Disposal

construction

Landfill Construction Waste Calculation

Landfill Materials Description	Landfill Hauler or Location	Quantity of Landfilled Waste	
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR
			CLEAR

Total Construction waste generated	476.48	Tons
Total Construction waste diverted	369.41	Tons
Total percentage of construction waste diverted from landfill**	77.528	%

**To qualify for the credit the project must recycle and/or salvage at least 50% of non-hazardous construction, demolition and land-clearing debris.

NARRATIVE (Required)

Please describe the project's construction waste management approach and plan.
Please provide any additional comments or notes regarding special circumstances or considerations regarding the project's credit approach.

During the initial planning for the project, the project team met with various recycling companies in the area. After our meetings it was determined that the following items could be recycled using the following recycling companies:

Metals	Double D Recyclers
Paper/Cardboard	Deffenbaugh Industries
Drywall	Double D Recyclers
Plastics	Double D Recyclers
Concrete/Brick/Stone	Double D Recyclers

In order to assist in the recycling process, containers (dumpsters, concrete washout trailers, and barrels) were established and clearly identified with labels. At each project meeting project personnel were reminded to use the correct container, to divert all recyclable waste from the general trash container. Prior to hauling any container off site, an employee would spot check each container to verify it was properly separated.
The project team insisted on having only one waste hauler. It was felt that by having only one hauler, we could reduce the error factor in having containers potentially delivered to the wrong location. Each container was weighed at the recycle yard of landfill depending on the composition of the container. Weight tickets were returned to the CM/GC and logged accordingly.

NARRATIVE (Optional)

Please provide any additional comments or notes regarding special circumstances or considerations regarding the project's credit approach.

☐ The project is seeking point(s) for this credit using an alternate compliance approach. The compliance approach, including references to any applicable Credit Interpretation Rulings is fully documented in the narrative above. *(Indicate the number of points documented in the field below).*

Alternative Compliance Points Documented

LEED-NC
LEED FOR NEW CONSTRUCTION

LEED-NC 2.2 Submittal Template
MR Credit 2.1/2.2: Construction Waste Management: Divert 50% / 75% From Disposal

construction

Project Name: Omaha Service Center - OPPD / UNMC

Credit: MR Credit 2.1/2.2: Construction Waste Management: Divert 50% / 75% From Disposal

Points Documented: ?

READY TO SAVE THIS TEMPLATE TO LEED-ONLINE? Please enter your first name, last name and today's date below, followed by your LEED-Online Username and Password associated with the Project listed above to confirm submission of this template.

Nate	Maniktala		NATE.MANIKTALA@MEGROUP.(	
First Name	Last Name	Date	Username (Email Address)	Password

SAVE TEMPLATE TO LEED-ONLINE

PRINT TEMPLATE

10000418

Letter Template Version A1.1

MCL
construction | the people you build with

Meyers Carlisle Leapley Construction
14124 Industrial Road
Omaha, NE 68144
O 402-339-2221 F 402-339-2114
mclconstruction.com

October 28, 2011

Larry D. Burks
City of Onawa
914 Diamond Street
Onawa, IA 51040

Re: Onawa Food Center Building Demolition

Larry:

Our proposal for the Demolition of the Onawa Food Center is **Twenty Five Thousand Dollars and 00 Cents ($25,000.00).** This proposal includes the complete removal of the building including footings and foundations. We will use our Diverted Waste Program to remove as much salvageable material from the landfill as possible. After removal the foundations will be filled in with earth and the lot will be fine graded to allow proper drainage. The lot will then be stabilized with seed. This proposal does not include any asbestos abatement, natural gas disconnects and power disconnects. Demolition will not begin until all asbestos is removed from site and utilities are disconnected.

For your information, I have included a Diverted Waste Credit Application that we submitted to the United States Green Building Council (USGBC) for a UNMC/OPPD Service Center project that we recently completed. This project was awarded LEED Platinum Certification by the USGBC and we diverted over 77% of total waste from the landfill. We will utilize the same system to divert salvageable materials from the Onawa Food Center Demolition Project.

If you have any questions regarding the project or our Diverted Waste Program, feel free to contact me anytime at (402) 510-5799.

Very truly yours,

Chris A. Leapley
Project Manager

PROPOSAL

Submitted To:	Onawa Community Foundation	Date:	August 30, 2011
	PO Box 238		
	Onawa, IA 51040-0238		
	Attn: Trustees	Re:	Former Onawa Food Center Building

ESA, Inc. submits the following proposal:

Remove 5,439 SF of floor Tile:	$13,597.00
Remove 542 SF of roof tar flashing:	$3,794.00
Total Price:	**$17,391.00**

Note #1: Floor tile removal price is based on single layer. No additional charge for removal of up to 5 layers.

Note #2: Roof tar flashing **does not** have to be removed if building is not being demolished.

Note #3: Above price **does not** include any Final Visual Inspection or Final Air Clearances.

This price includes all labor, material, notification and disposal fees, 10M dollar occurrence insurance, OSHA Personal Air Monitoring and project documentation. All work will be done in accordance with Federal (EPA) and State (OSHA) guidelines for asbestos abatement work.

Payment to be made upon completion of project.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation for above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Authorized Signature: ***William P. Engel*** Date: August 30, 2011
William P. Engel

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Acceptance Signature: _____ Date: _____

PRE-DEMOLITION SURVEY
FOR
ASBESTOS AND ENVIRONMENTAL HAZARDS

Former Affiliated Food Store
Onawa, IA

ESA Project #11914

PREPARED FOR:

Onawa Community Foundation
PO Box 238
Onawa, IA

PREPARED BY:

ESA, Inc.
116 Gateway Drive
N. Sioux City, SD 57049-1370

TABLE OF CONTENTS

ASBESTOS SURVEY
FOR
Onawa Community Foundation
Onawa, IA

Survey #11914

1.0 INTRODUCTION

ESA, Inc. conducted a survey for asbestos at the Former Affiliated Food Store in Onawa, Iowa. Mr. William P. Engel conducted the survey on August 15, 2011. Mr. Engel is a State of Iowa certified asbestos inspector.

Interior and exterior building components were surveyed for potential asbestos-containing materials (ACM). Homogeneous areas with suspect ACM were visually characterized and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in Environmental Protection Agency (EPA) regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA). Samples were delivered to an accredited laboratory for analysis by polarized light microscopy and point counting, where applicable.

1.1 Project Objective

We understand this asbestos survey was requested due to the planned demolition of the structure. EPA regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. The asbestos NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified and quantified prior to planned disturbances or demolition activities. State and local regulations also prevent the disposal of PCBs, Hg and radioactive sources.

2.0 BUILDING DESCRIPTION – Two Story Training Facility, Block & Concrete Walls, New Rubber Roofing.

3.0 ASBESTOS FIELD ACTIVITIES

Mr. Engel conducted the survey. A copy of his State of Iowa Asbestos Inspector certificate is included. The survey was conducted in general accordance with the sample collection protocols established in EPA regulation 40 CFR 763, the Asbestos Hazard Emergency Response Act (AHERA). A summary of survey activities is provided below.

3.1 Visual Assessment – Two Story Commercial Property – Fair Condition

3.2 Physical Assessment – Two Story Commercial Property, Block & Concrete Walls, New Rubber Roofing. – Fair Condition

3.3 Sample Collection – 14 samples were collected throughout the entire structure. 7 samples tested positive for Asbestos Containing Building Materials.

3.4 Sample Analysis – See EMSL Analytical, Inc. BULK SAMPLE ANALYSIS REPORT

4.0 REGULATORY OVERVIEW

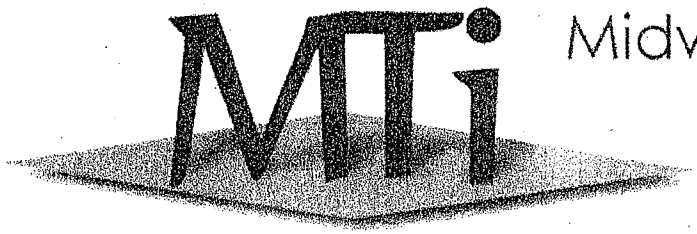
The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activities. Under NESHAP, asbestos-containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized or reduced to powder by hand pressure. Category I non-friable ACM includes packing's, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and Category II non-friable ACM which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). RACM must be removed prior to renovation or demolition activities. If the amount of RACM exceeds 260 linear feet of pipe insulation, greater than 160 square feet in other building components, or will generate more than one cubic meter of waste, the owner or operator must provide the Iowa Department of Natural Resources with written notification of planned removal activities at least ten (10) working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by an appropriately accredited and licensed asbestos abatement contractor. In addition, the landfill receiving the ACM materials must be notified of the asbestos content.

The OSHA Asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires that employee exposures to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc). The OSHA standard classifies construction and maintenance activities which could disturb ACM, and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. States which administer their own federally-approved state OSHA programs may require additional precautions.

5.0 **FINDINGS** – All floor tile and roof tar on the parapet wall were positive for Asbestos Containing Material. All Asbestos Containing Material should be an=bated by a licensed abatement company prior to demolition.

Appendix A



Midwest **Training Institute**

"A Higher Standard of Training"

This is to **certifies that**

William Engel

has completed the requisite training for asbestos accreditation under TSCA Title II, 15 U.S.C. 2646 and the State of Nebraska Asbestos Regulations and passed the associated examination with a score of 70% or better.

EPA AHERA/Nebraska Asbestos Inspector/Management Planner Refresher Course

Midwest Training Institute, Inc.
10731 Mockingbird Drive
Omaha, NE 68127
(402) 505-2940
(402) 515-0585
www.midwesttrainingsite.com

Course Location:
Omaha, NE

Instructor

Course Date:	**01/07/2011**
Examination Date:	**01/07/2011**
Expiration Date:	**01/07/2012**
Certificate #	**MTI 5344 IMPR**
Social Security #	**XXX-XX-1875**

ASBESTOS LICENSE NO.: 11-6873I
11-6875MP

EXPIRATION DATE: 1/7/2012
1/7/2012

NAME: WILLIAM ENGEL
ADDRESS: P.O. BOX 485
CITY STATE ZIP: N. SIOUX CITY SD 57049

Appendix B

EMSL Analytical, Inc.
3029 S. Jefferson, Saint Louis, MO 63118
Phone: (314) 577-0150 Fax: (314) 776-3313 Email: saintlouislab@emsl.com

Attn: **Barbara Quintard**
ESA, Inc.
P.O. Box 1370
116 Gateway Dr.
North Sioux City, SD 57049-1370
Fax: (605) 232-4075 Phone: (605) 232-4554
Project: **Food Store**

Customer ID: RSI63
Customer PO: 46642
Received: 08/16/11 8:45 AM
EMSL Order: 391106094

EMSL Proj:
Analysis Date: 8/17/2011

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1-Floor Tile *391106094-0001*		Gray Non-Fibrous Heterogeneous		79% Non-fibrous (other) 2% Quartz	19% Chrysotile
1-Adhesive *391106094-0001A*		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
2-Floor Tile *391106094-0002*		Gray Non-Fibrous Heterogeneous		91% Non-fibrous (other)	9% Chrysotile
2-Adhesive *391106094-0002A*		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
3-Floor Tile *391106094-0003*		Green Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
3-Adhesive *391106094-0003A*		Tan Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Initial report from 08/17/2011 08:51:23

Analyst(s)
Sue Ferrario (21)

Jeff Siria, Laboratory Manager
or other approved signatory

EMSL Analytical, Inc.
3029 S. Jefferson, Saint Louis, MO 63118
Phone: (314) 577-0150 Fax: (314) 776-3313 Email: saintlouislab@emsl.com

Attn: **Barbara Quintard**
ESA, Inc.
P.O. Box 1370
116 Gateway Dr.
North Sioux City, SD 57049-1370
Fax: (605) 232-4075 Phone: (605) 232-4554
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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
3-Floor Tile *391106094-0003B*		Gray Non-Fibrous Heterogeneous		91% Non-fibrous (other)	9% Chrysotile
3-Adhesive *391106094-0003C*		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
4-Floor Tile *391106094-0004*		Green Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
4-Adhesive *391106094-0004A*		Tan Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
5-Floor Tile *391106094-0005*		Various Non-Fibrous Heterogeneous		98% Non-fibrous (other) 2% Quartz	None Detected
5-Adhesive *391106094-0005A*		Tan Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Initial report from 08/17/2011 08:51:23

Analyst(s)

Sue Ferrario (21)

Jeff Siria, Laboratory Manager
or other approved signatory

EMSL Analytical, Inc.
3029 S. Jefferson, Saint Louis, MO 63118
Phone: (314) 577-0150 Fax: (314) 776-3313 Email: saintlouislab@emsl.com

Attn: **Barbara Quintard**
ESA, Inc.
P.O. Box 1370
116 Gateway Dr.
North Sioux City, SD 57049-1370

Fax: (605) 232-4075 Phone: (605) 232-4554
Project: **Food Store**

Customer ID: RSI63
Customer PO: 46642
Received: 08/16/11 8:45 AM
EMSL Order: 391106094

EMSL Proj:
Analysis Date: 8/17/2011

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos
Sample	Description	Appearance	%	Fibrous	%	Non-Fibrous	% Type
6 *391106094-0006*		Various Fibrous Heterogeneous	94%	Cellulose	6%	Non-fibrous (other)	None Detected
7 *391106094-0007*		Various Non-Fibrous Heterogeneous			77% 23%	Non-fibrous (other) Quartz	None Detected
8 *391106094-0008*		Cream Non-Fibrous Heterogeneous			96% 4%	Non-fibrous (other) Mica	None Detected
9 *391106094-0009*		Various Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	None Detected
10 *391106094-0010*		Various Non-Fibrous Heterogeneous	23%	Cellulose	77%	Non-fibrous (other)	None Detected
11 *391106094-0011*		Various Non-Fibrous Heterogeneous	23%	Cellulose	77%	Non-fibrous (other)	None Detected

Initial report from 08/17/2011 08:51:23

Analyst(s)

Sue Ferrario (21)

Jeff Siria, Laboratory Manager
or other approved signatory

EMSL Analytical, Inc.
3029 S. Jefferson, Saint Louis, MO 63118
Phone: (314) 577-0150 Fax: (314) 776-3313 Email: saintlouislab@emsl.com

Attn: **Barbara Quintard**
ESA, Inc.
P.O. Box 1370
116 Gateway Dr.
North Sioux City, SD 57049-1370
Fax: (605) 232-4075 Phone: (605) 232-4554
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			Non-Asbestos				Asbestos	
Sample	Description	Appearance	%	Fibrous	%	Non-Fibrous	%	Type
12 *391106094-0012*		Black Non-Fibrous Heterogeneous	49%	Cellulose	51%	Non-fibrous (other)		None Detected
13 *391106094-0013*		Various Non-Fibrous Heterogeneous			81%	Non-fibrous (other)	19%	Chrysotile
14 *391106094-0014*		Various Non-Fibrous Heterogeneous			81%	Non-fibrous (other)	19%	Chrysotile

Initial report from 08/17/2011 08:51:23

Analyst(s)
Sue Ferrario (21)

Jeff Siria, Laboratory Manager
or other approved signatory

THIS IS THE LAST PAGE OF THE REPORT.

391106094

Asbestos Lab Services Chain of Custody

EMSL Order Number *(Lab Use Only)*:

St. Louis, MO
3025-3029 S. Jefferson
St. Louis, MO 63118
PHONE: (314)-577-0150
FAX: (314)-776-3313

Company: ESA, Inc.*	EMSL-Bill to: ☑ Same ☐ Different If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
Street: 116 Gateway Drive PO Box 1370	
City/State/Zip: North Sioux City, SD 57049	
Report To (Name): Barbara Quintard	Fax: 605-232-4075
Telephone: 605-232-4554	Email Address: bquintard@esasite.com
Project Name/Number: Food Store	
Please Provide Results: Email / Purchase Order: 46642	State Samples Taken: IA

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☒ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

**For TEM Air 3 hours/6 hours, please call ahead to schedule.* There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.*

PCM - Air
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ 4-4.5hr TAT (AHERA only)
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ EPA Protocol (Semi-Quantitative)
- ☐ EPA Protocol (Quantitative)

Other:
- ☐

☐ Check For Positive Stop – Clearly Identify Homogenous Group

Samplers Name: William P. Engel Samplers Signature: Wm P Engel

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1	VAT & Mastic, 5th Layer	Bulk	8/15/11 10:00 am
2.	VAT & Mastic, 4th Layer	Bulk	8/15/11 10:05 a.m.
3	VAT & Mastic, 3rd Layer	Bulk	8/15/11 10:10 a.m.
4	VAT & Mastic, 2nd Layer	Bulk	10:15 a.m.
5	VAT & Mastic, 1st Layer	Bulk	10:20 a.m.
6.	Ceiling Tile	Bulk	10:30 a.m.
7	Tar on Interior Walls behind Plaster	Bulk	10:35 a.m.
8	Sheetrock Mud	Bulk	10:50 a.m.

Client Sample # (s): 1-14 Total # of Samples: 14

Relinquished (Client): Barb Quintard Date: 8/15/11 Time: 2:30 pm

Received (Lab): Date: 8/16/11 Time: 845 AM

Comments/Special Instructions:

391106094

Asbestos Lab Services Chain of Custody

EMSL Order Number *(Lab Use Only)*:

St. Louis, MO
3025-3029 S. Jefferson
St. Louis, MO 63118
PHONE: (314)-577-0150
FAX: (314)-776-3313

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
9	Sealant, Freezer Panels	Bulk	8/15/11 10:55 a.m.
10	Shingle, Top Layer	Bulk	10:57 a.m.
11	Shingle, Bottom Layer	Bulk	11:00 a.m.
12	Roof Tar Paper	Bulk	11:05 a.m.
13	Roof Tar, Parapet Wall	Bulk	11:20 a.m.
14	Roof Tar, Parapet Wall	Bulk	11:25 a.m.

Comments/Special Instructions:

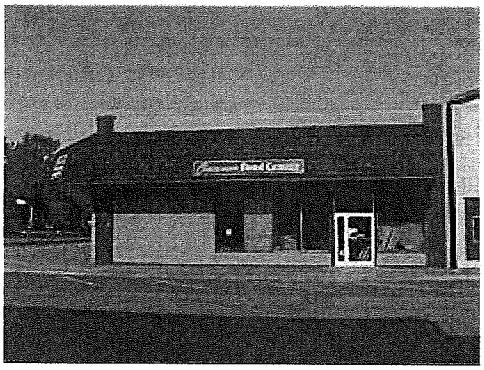
Monona County, IA

beacon™

Date Created: 10/18/2011

Summary

Parcel ID	67-8345-04-3-50-041
Alternate ID	070700
Property Address	1030 9th St
Sec/Twp/Rng	
Brief Tax Description	S 34.6' LOT 4,ALL LOT 5 & 2' X 100.6' STRIP ON E SIDE BLK 76 S 34.6' LOT 4,ALL LOT 5 & 2' X 100.6' STRIP ON E SIDE BLK 76 (Note: Not to be used on legal documents)
Deed Book/Page	83-274 (10222004)
Contract Book/Page	N/A
Iowa Land Records	
Gross Acres	0.00
Net Acres	0.00
Class	C - Commercial
Taxing District	ONWM - ONAWA CITY/WEST MONONA SCH
School District	WEST MONONA



Click to Enlarge

Owner

Deed Holder	Contract Holder	Mailing Address
Cunningham,Douglas D Johnson,Christine M PO Box 23 Wausa NE 68786		

Land

Lot Dimensions	Regular Lot: 100.60 x 134.00
Lot Area	0.31 Acres; 13,480 SF

Commercial Buildings

Type	Base Area	Year Built
Store - Grocery	6500	1940

Yard Extras

#1 - (1) Paving 6,700 SF, Concrete Parking, Average Pricing, Built 1940

#2 - (1) Sign Poles (Wood and Steel) 10 LF, 10' Steel, 6 Diameter, Built 1940

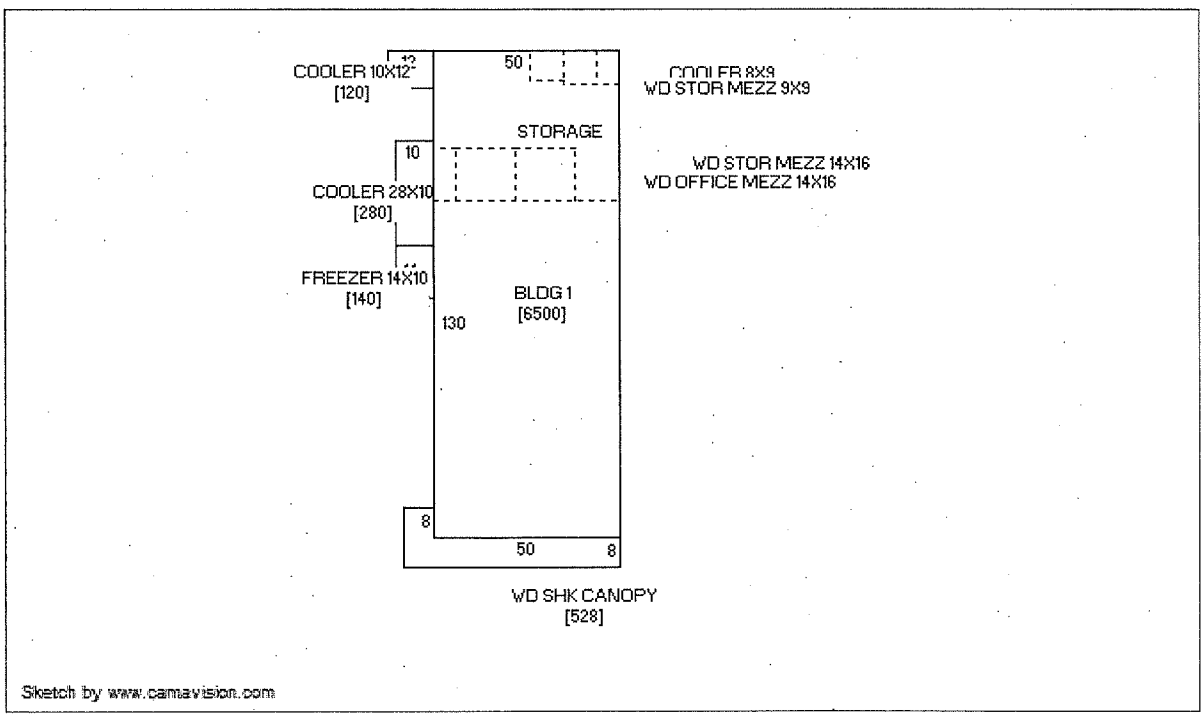
Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
9/29/1997			76-223	NORMAL ARMS-LENGTH TRANSACTION	Deed		$42,000.00
1/30/1995			73/147	NORMAL ARMS-LENGTH TRANSACTION	Deed		$60,000.00

Valuation

		2011	2010	2009	2008
+	Assessed Building Value	$22,337	$34,354	$34,354	$32,409
+	Assessed Dwelling Value	$0	$0	$0	$0
+	Assessed Land Value	$26,156	$27,725	$27,725	$26,156
+	Exempt Value	$0	$0	$0	$0
=	Gross Assessed Value	$48,493	$62,079	$62,079	$58,565
-	Exempt Value	$0	$0	$0	$0
=	Net Assessed Value	$48,493	$62,079	$62,079	$58,565

Sketches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COOLER 8X9
WD STOR MEZZ 9X9
STORAGE
10
WD STOR MEZZ 14X16
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FREEZER 14X10
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14
BLDG 1
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8
50
8
WD SHK CANOPY
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